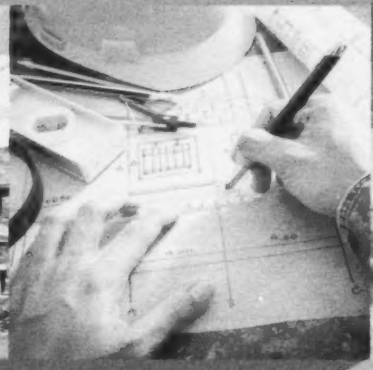
HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Montréal CMA

Date Released: August 2018



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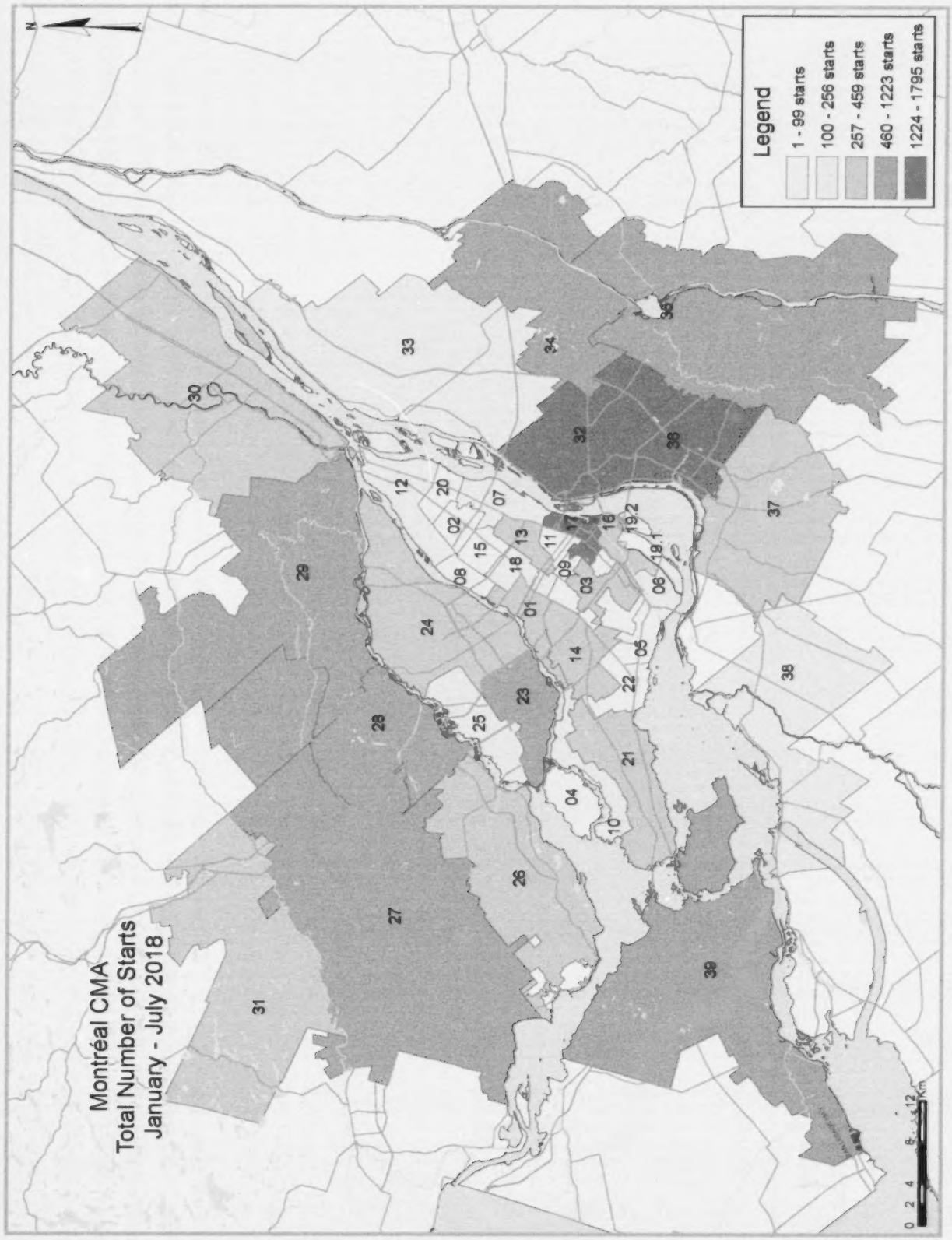
Montréal CMA
Total Number of Starts
January - July 2018
Legend
1 - 99 starts
100 - 256 starts
257 - 459 starts
460 - 1223 starts
1224 - 1795 starts
N
0 2 4 8 12 Km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2018		
Montreal CMA[1]	June 2018	July 2018
Trend[2]	24,183	25,129
SAAR	32,353	18,067
	July 2017	July 2018
Actual		
July - Single-Detached	275	253
July - Multiples	1,553	1,287
July - Total	1,828	1,540
January to July - Single-Detached	1,554	1,516
January to July - Multiples	10,079	12,065
January to July - Total	11,633	13,581

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2018	253	52	84	0	8	382	2	759	1,540
July 2017	275	78	112	0	19	620	0	664	1,828
% Change	-8.0	-33.3	-25.0	n/a	-57.9	-38.4	n/a	14.3	-15.8
Year-to-date 2018	1,516	510	721	0	103	4,679	4	6,048	13,581
Year-to-date 2017	1,554	522	517	0	181	4,047	32	4,521	11,633
% Change	-2.4	-2.3	39.5	n/a	-43.1	15.6	-87.5	33.8	16.7
UNDER CONSTRUCTION									
July 2018	1,165	384	693	0	219	10,477	3	11,167	24,318
July 2017	1,164	400	572	0	309	8,997	20	8,676	20,507
% Change	0.1	-4.0	21.2	n/a	-29.1	16.4	-85.0	28.7	18.6
COMPLETIONS									
July 2018	287	118	154	0	12	1,321	5	1,498	3,395
July 2017	299	120	141	0	87	697	19	1,862	3,239
% Change	-4.0	-1.7	9.2	n/a	-86.2	89.5	-73.7	-19.5	4.8
Year-to-date 2018	1,415	478	700	0	182	4,446	14	4,944	12,430
Year-to-date 2017	1,400	470	507	0	256	3,423	38	4,148	10,263
% Change	1.1	1.7	38.1	n/a	-28.9	29.9	-63.2	19.2	21.1
COMPLETED & NOT ABSORBED									
July 2018	210	131	197	0	53	1,785	n/a	n/a	2,376
July 2017	252	159	216	0	71	1,561	n/a	n/a	2,259
% Change	-16.7	-17.6	-8.8	n/a	-25.4	14.3	n/a	n/a	5.2
ABSORBED									
July 2018	304	141	229	0	46	1 290	n/a	n/a	2,010
July 2017	309	143	136	0	86	954	n/a	n/a	1,628
% Change	-1.6	-1.4	68.4	n/a	-46.5	35.2	n/a	n/a	23.5
Year-to-date 2018	1,453	522	728	0	210	4,284	n/a	n/a	7,197
Year-to-date 2017	1,429	474	498	0	287	3,917	n/a	n/a	6,605
% Change	1.7	10.1	46.2	n/a	-26.8	9.4	n/a	n/a	9.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
July 2018	21	4	6	0	8	321	0	167	527
July 2017	19	10	14	0	4	222	0	205	534
Laval									
July 2018	18	4	8	0	0	0	0	6	36
July 2017	14	4	10	0	0	14	0	6	48
North Shore									
July 2018	110	16	42	0	0	10	0	404	582
July 2017	105	16	44	0	3	114	0	374	656
South Shore									
July 2018	69	26	20	0	0	51	0	151	317
July 2017	101	38	31	0	12	270	0	78	530
Vaudreuil-Soulanges									
July 2018	35	2	8	0	0	0	2	31	78
July 2017	36	10	13	0	0	0	0	1	60
Montréal CMA									
July 2018	253	52	84	0	8	382	2	759	1,540
July 2017	275	78	112	0	19	620	0	664	1,828
UNDER CONSTRUCTION									
Island of Montréal									
July 2018	142	70	160	0	122	7,287	0	4,766	12,757
July 2017	83	46	68	0	150	5,856	0	3,579	10,151
Laval									
July 2018	69	12	42	0	0	1,127	0	984	2,234
July 2017	85	18	61	0	0	1,049	0	755	1,968
North Shore									
July 2018	472	64	240	0	5	874	0	1,757	3,412
July 2017	467	72	214	0	35	699	6	1,073	2,566
South Shore									
July 2018	353	210	180	0	88	1,106	1	3,598	5,536
July 2017	418	228	173	0	95	1,237	14	3,186	5,351
Vaudreuil-Soulanges									
July 2018	129	28	71	0	4	83	2	62	379
July 2017	111	36	56	0	29	156	0	83	471
Montréal CMA									
July 2018	1,165	384	693	0	219	10,477	3	11,167	24,318
July 2017	1,164	400	572	0	309	8,997	20	8,676	20,507

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
July 2018	14	4	24	0	0	655	0	437	1,134
July 2017	10	14	24	0	13	327	0	399	801
Laval									
July 2018	10	4	12	0	0	300	0	15	341
July 2017	17	6	14	0	8	6	0	52	103
North Shore									
July 2018	135	40	63	0	0	77	3	289	607
July 2017	119	30	48	0	8	141	0	338	684
South Shore									
July 2018	98	64	44	0	12	258	2	749	1,227
July 2017	117	64	51	0	27	139	19	561	978
Vaudreuil-Soulanges									
July 2018	30	6	11	0	0	31	0	8	86
July 2017	36	6	4	0	31	84	0	512	673
Montréal CMA									
July 2018	287	118	154	0	12	1,321	5	1,498	3,395
July 2017	299	120	141	0	87	697	19	1,862	3,239
COMPLETED & NOT ABSORBED									
Island of Montréal									
July 2018	5	7	4	0	7	233	n/a	n/a	256
July 2017	9	8	18	0	11	446	n/a	n/a	492
Laval									
July 2018	34	9	18	0	0	590	n/a	n/a	651
July 2017	28	18	18	0	4	160	n/a	n/a	228
North Shore									
July 2018	101	68	127	0	24	543	n/a	n/a	863
July 2017	128	63	122	0	30	589	n/a	n/a	932
South Shore									
July 2018	47	37	14	0	17	344	n/a	n/a	459
July 2017	65	65	31	0	19	274	n/a	n/a	454
Vaudreuil-Soulanges									
July 2018	23	10	34	0	5	75	n/a	n/a	147
July 2017	22	5	27	0	7	92	n/a	n/a	153
Montréal CMA									
July 2018	210	131	197	0	53	1,785	n/a	n/a	2,376
July 2017	252	159	216	0	71	1,561	n/a	n/a	2,259

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
July 2018	16	9	35	0	2	707	n/a	n/a	769
July 2017	12	14	26	0	15	376	n/a	n/a	443
Laval									
July 2018	10	3	16	0	0	94	n/a	n/a	123
July 2017	17	9	18	0	6	31	n/a	n/a	81
North Shore									
July 2018	148	42	76	0	19	182	n/a	n/a	467
July 2017	128	34	44	0	8	243	n/a	n/a	457
South Shore									
July 2018	96	71	43	0	18	244	n/a	n/a	472
July 2017	120	81	44	0	29	243	n/a	n/a	517
Vaudreuil-Soulanges									
July 2018	34	16	59	0	7	63	n/a	n/a	179
July 2017	32	5	4	0	28	61	n/a	n/a	130
Montréal CMA									
July 2018	304	141	229	0	46	1,290	n/a	n/a	2,010
July 2017	309	143	136	0	86	954	n/a	n/a	1,628

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	% Change
Zone 1	0	0	0	2	0	0	0	5	0	7	-100.0
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	1	0	0	0	0	106	0	106	1	**
Zone 4	1	1	0	0	0	0	0	0	1	1	0.0
Zone 5	0	0	0	0	0	0	0	0	0	0	n/a
Zone 6	0	0	0	0	0	0	112	142	112	142	-21.1
Zone 7	8	1	0	0	0	0	0	16	8	17	-52.9
Zone 8	1	0	0	0	0	0	10	0	11	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 11	0	0	0	0	0	4	0	0	0	4	-100.0
Zone 12	1	5	2	2	0	0	0	73	3	80	-96.3
Zone 13	0	0	2	0	0	0	27	0	29	0	n/a
Zone 14	3	4	0	4	0	5	151	0	154	13	**
Zone 15	1	1	0	0	0	0	0	154	1	155	-99.4
Zone 16	0	0	0	0	8	0	18	8	26	8	**
Zone 17	0	0	0	0	0	0	0	65	0	65	-100.0
Zone 18	0	1	0	0	0	0	66	20	66	21	**
Zone 19.1	0	0	0	0	0	0	0	6	0	6	-100.0
Zone 19.2	1	0	0	0	0	0	0	0	1	0	n/a
Zone 20	0	0	0	0	0	0	0	0	0	0	n/a
Zone 21	4	3	0	0	4	0	0	0	8	3	166.7
Zone 22	1	1	0	2	0	7	0	0	1	10	-90.0
Zone 23	5	4	0	0	0	0	0	0	5	4	25.0
Zone 24	7	6	4	0	8	0	0	16	19	22	-13.6
Zone 25	6	4	0	4	0	10	6	4	12	22	-45.5
Zone 26	19	14	4	2	12	0	0	9	35	25	40.0
Zone 27	15	25	8	6	12	23	78	20	113	74	52.7
Zone 28	15	8	0	0	8	3	20	18	43	29	48.3
Zone 29	23	24	2	4	10	16	160	323	195	367	-46.9
Zone 30	14	9	2	0	0	5	34	0	50	14	**
Zone 31	24	25	0	4	0	0	122	118	146	147	-0.7
Zone 32	5	7	2	2	0	11	125	197	132	217	-39.2
Zone 33	11	6	4	0	0	0	1	19	16	25	-36.0
Zone 34	8	14	0	0	0	0	0	60	8	74	-89.2
Zone 35	23	30	14	20	12	3	58	22	107	75	42.7
Zone 36	17	22	0	0	0	18	0	12	17	52	-67.3
Zone 37	3	7	6	8	0	9	0	28	9	52	-82.7
Zone 38	2	15	0	8	0	0	26	12	28	35	-20.0
Zone 39	35	36	4	10	8	13	31	1	78	60	30.0
Montréal CMA	253	275	54	78	82	127	1,151	1,348	1,540	1,828	-15.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Zone 1	6	0	2	4	0	0	338	575	346	579	-40.2
Zone 2	0	0	2	0	0	0	0	0	2	0	n/a
Zone 3	0	1	0	0	0	0	270	59	270	60	**
Zone 4	14	8	2	0	0	0	0	0	16	8	100.0
Zone 5	0	0	0	0	10	0	4	59	14	59	-76.3
Zone 6	1	0	4	0	32	12	126	150	163	162	0.6
Zone 7	20	4	6	6	5	0	134	187	165	197	-16.2
Zone 8	2	1	2	4	3	0	10	4	17	9	88.9
Zone 9	0	0	0	0	0	0	76	0	76	0	n/a
Zone 10	3	2	8	4	0	8	127	26	138	40	**
Zone 11	0	0	0	0	18	4	18	97	36	101	-64.4
Zone 12	16	13	14	14	7	0	63	187	100	214	-53.3
Zone 13	2	0	2	0	0	4	315	78	319	82	**
Zone 14	14	9	0	10	30	18	244	26	288	63	**
Zone 15	2	2	0	0	0	10	0	154	2	166	-98.8
Zone 16	0	3	0	0	8	0	254	185	262	188	39.4
Zone 17	0	0	0	0	5	30	1,790	1,427	1,795	1,457	23.2
Zone 18	3	1	0	0	0	0	178	112	181	113	60.2
Zone 19.1	3	0	2	0	0	0	10	110	15	110	-86.4
Zone 19.2	1	0	0	0	0	4	0	0	1	4	-75.0
Zone 20	0	0	0	0	0	0	3	0	3	0	n/a
Zone 21	21	7	2	2	38	4	213	32	274	45	**
Zone 22	6	5	0	2	7	17	0	241	13	265	-95.1
Zone 23	24	30	4	2	0	8	773	499	801	539	48.6
Zone 24	30	37	6	2	32	28	225	39	293	106	176.4
Zone 25	22	32	8	30	28	20	96	15	154	97	58.8
Zone 26	113	75	50	20	15	8	79	110	257	213	20.7
Zone 27	137	162	46	36	77	88	393	308	653	594	9.9
Zone 28	92	78	16	4	72	33	500	127	680	242	181.0
Zone 29	189	177	24	42	68	84	601	890	882	1,193	-26.1
Zone 30	48	65	2	10	36	14	194	123	280	212	32.1
Zone 31	116	127	12	16	11	5	250	340	389	488	-20.3
Zone 32	36	58	42	20	42	49	1,123	930	1,243	1,057	17.6
Zone 33	50	60	32	6	0	0	72	370	154	436	-64.7
Zone 34	61	55	0	0	8	50	391	175	460	280	64.3
Zone 35	153	195	98	120	30	17	289	197	570	529	7.8
Zone 36	79	80	26	44	34	74	1,085	380	1,224	578	111.8
Zone 37	33	23	58	56	91	32	198	444	380	555	-31.5
Zone 38	42	59	8	32	20	14	123	83	193	188	2.7
Zone 39	177	185	36	36	58	73	201	110	472	404	16.8
Montréal CMA	1,516	1,554	514	522	785	708	10,766	8,849	13,581	11,633	16.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Zone 1	0	0	0	0	0	5	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	106	0	0	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	0	0	112	142	0	0
Zone 7	0	0	0	0	0	0	0	16
Zone 8	0	0	0	0	0	0	10	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	4	0	0	0	0	0	0
Zone 12	0	0	0	0	0	2	0	11
Zone 13	0	0	0	0	12	0	15	0
Zone 14	0	5	0	0	53	0	98	0
Zone 15	0	0	0	0	0	0	0	154
Zone 16	8	0	0	0	0	0	18	8
Zone 17	0	0	0	0	0	65	0	0
Zone 18	0	0	0	0	40	4	26	16
Zone 19.1	0	0	0	0	0	6	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	4	0	0	0	0	0	0	0
Zone 22	0	7	0	0	0	0	0	0
Zone 23	0	0	0	0	0	0	0	0
Zone 24	8	0	0	0	0	10	0	6
Zone 25	0	10	0	0	0	4	6	0
Zone 26	12	0	0	0	0	0	0	9
Zone 27	12	23	0	0	4	12	74	8
Zone 28	8	3	0	0	6	18	14	0
Zone 29	10	16	0	0	0	84	160	239
Zone 30	0	5	0	0	0	0	34	0
Zone 31	0	0	0	0	0	0	122	118
Zone 32	0	11	0	0	17	167	108	30
Zone 33	0	0	0	0	0	16	1	3
Zone 34	0	0	0	0	0	60	0	0
Zone 35	12	3	0	0	24	9	34	13
Zone 36	0	18	0	0	0	8	0	4
Zone 37	0	9	0	0	0	0	0	28
Zone 38	0	0	0	0	18	12	8	0
Zone 39	8	13	0	0	0	0	31	1
Montréal CMA	82	127	0	0	392	624	759	664

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	0	0	0	0	3	29	335	498
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	257	0	13	59
Zone 4	0	0	0	0	0	0	0	0
Zone 5	10	0	0	0	0	59	4	0
Zone 6	32	12	0	0	126	142	0	8
Zone 7	5	0	0	0	84	140	50	29
Zone 8	3	0	0	0	0	0	10	4
Zone 9	0	0	0	0	75	0	1	0
Zone 10	0	8	0	0	0	26	127	0
Zone 11	18	4	0	0	10	60	8	37
Zone 12	7	0	0	0	48	103	15	15
Zone 13	0	4	0	0	296	24	19	54
Zone 14	30	18	0	0	146	26	98	0
Zone 15	0	10	0	0	0	0	0	154
Zone 16	8	0	0	0	32	177	222	8
Zone 17	5	30	0	0	1,510	1,331	280	26
Zone 18	0	0	0	0	140	28	38	30
Zone 19.1	0	0	0	0	10	82	0	28
Zone 19.2	0	4	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	3	0
Zone 21	38	4	0	0	213	0	0	32
Zone 22	7	17	0	0	0	112	0	129
Zone 23	0	8	0	0	106	136	667	363
Zone 24	32	28	0	0	194	18	31	21
Zone 25	28	20	0	0	44	12	52	3
Zone 26	15	8	0	0	53	76	26	34
Zone 27	77	88	0	0	45	148	348	160
Zone 28	72	33	0	0	320	54	180	73
Zone 29	68	84	0	0	112	295	489	595
Zone 30	36	14	0	0	99	43	95	80
Zone 31	11	5	0	0	11	22	239	318
Zone 32	42	46	0	3	249	297	874	633
Zone 33	0	0	0	0	10	57	62	313
Zone 34	8	46	0	4	42	110	349	65
Zone 35	30	13	0	4	110	35	179	162
Zone 36	34	74	0	0	133	196	952	184
Zone 37	91	18	0	14	75	136	123	308
Zone 38	20	7	0	7	48	16	75	67
Zone 39	58	73	0	0	117	79	84	31
Montréal CMA	**785**	**676**	**0**	**32**	**4,718**	**4,069**	**6,048**	**4,521**

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2018

Submarket	Freehold		Condominium		Rental		Total*	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Zone 1	0	2	0	5	0	0	0	7
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	1	106	0	0	0	106	1
Zone 4	1	1	0	0	0	0	1	1
Zone 5	0	0	0	0	0	0	0	0
Zone 6	0	0	112	142	0	0	112	142
Zone 7	8	1	0	0	0	16	8	17
Zone 8	1	0	0	0	10	0	11	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	1	0	0	0	0	0	1
Zone 11	0	0	0	4	0	0	0	4
Zone 12	3	9	0	0	0	11	3	80
Zone 13	2	0	12	0	15	0	29	0
Zone 14	3	13	53	0	98	0	154	13
Zone 15	1	1	0	0	0	154	1	155
Zone 16	0	0	8	0	18	8	26	8
Zone 17	0	0	0	65	0	0	0	65
Zone 18	2	1	38	4	26	16	66	21
Zone 19.1	0	0	0	6	0	0	0	6
Zone 19.2	1	0	0	0	0	0	1	0
Zone 20	0	0	0	0	0	0	0	0
Zone 21	8	3	0	0	0	0	8	3
Zone 22	1	10	0	0	0	0	1	10
Zone 23	5	4	0	0	0	0	5	4
Zone 24	19	6	0	10	0	6	19	22
Zone 25	6	18	0	4	6	0	12	22
Zone 26	35	16	0	0	0	9	35	25
Zone 27	35	54	4	12	74	8	113	74
Zone 28	23	11	6	18	14	0	43	29
Zone 29	35	41	0	87	160	239	195	367
Zone 30	16	14	0	0	34	0	50	14
Zone 31	24	29	0	0	122	118	146	147
Zone 32	7	19	17	168	108	30	132	217
Zone 33	15	6	0	16	1	3	16	25
Zone 34	8	14	0	60	0	0	8	74
Zone 35	51	50	22	12	34	13	107	75
Zone 36	17	40	0	8	0	4	17	52
Zone 37	9	18	0	6	0	28	9	52
Zone 38	8	23	12	12	8	0	28	35
Zone 39	45	59	0	0	33	1	78	60
Montréal CMA	389	465	390	639	761	664	1,540	1,828

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - July 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	8	4	3	29	335	498	346	579
Zone 2	2	0	0	0	0	0	2	0
Zone 3	0	1	257	0	13	59	270	60
Zone 4	16	8	0	0	0	0	16	8
Zone 5	0	0	10	59	4	0	14	59
Zone 6	39	0	124	154	0	8	163	162
Zone 7	31	10	84	140	50	29	165	197
Zone 8	7	5	0	0	10	4	17	9
Zone 9	0	0	75	0	1	0	76	0
Zone 10	11	6	0	34	127	0	138	40
Zone 11	2	0	26	64	8	37	36	101
Zone 12	37	29	48	101	15	15	100	214
Zone 13	8	0	292	28	19	54	319	82
Zone 14	44	30	146	33	98	0	288	63
Zone 15	2	12	0	0	0	154	2	166
Zone 16	0	3	40	177	222	8	262	188
Zone 17	7	0	1,508	1,361	280	26	1,795	1,457
Zone 18	5	1	138	28	38	30	181	113
Zone 19.1	5	0	10	82	0	28	15	110
Zone 19.2	1	0	0	4	0	0	1	4
Zone 20	0	0	0	0	3	0	3	0
Zone 21	52	9	222	4	0	32	274	45
Zone 22	13	24	0	112	0	129	13	265
Zone 23	28	40	106	136	667	363	801	539
Zone 24	68	69	194	16	31	21	293	106
Zone 25	58	82	44	12	52	3	154	97
Zone 26	178	105	53	74	26	34	257	213
Zone 27	260	286	45	148	348	160	653	594
Zone 28	184	115	316	54	180	73	680	242
Zone 29	286	289	107	309	489	595	882	1,193
Zone 30	92	89	93	43	95	80	280	212
Zone 31	141	148	9	22	239	318	389	488
Zone 32	106	120	263	301	874	636	1,243	1,057
Zone 33	82	66	10	57	62	313	154	436
Zone 34	65	70	46	141	349	69	460	280
Zone 35	283	327	108	36	179	166	570	529
Zone 36	141	198	131	196	952	184	1,224	578
Zone 37	146	91	111	142	123	322	380	555
Zone 38	76	91	42	23	75	74	193	188
Zone 39	263	265	121	108	88	31	472	404
Montréal CMA	2,747	2,593	4,782	4,228	6,052	4,553	13,581	11,633

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	% Change
Zone 1	0	0	0	0	0	0	31	0	31	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	51	123	51	123	-58.5
Zone 4	2	4	0	0	0	0	0	0	2	4	-50.0
Zone 5	0	0	0	0	6	0	4	0	10	0	n/a
Zone 6	0	0	0	0	0	0	46	6	46	6	**
Zone 7	0	0	0	10	0	0	23	66	23	76	-69.7
Zone 8	2	0	0	2	0	0	0	0	2	2	0.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	0	2	0	0	0	66	0	68	0	n/a
Zone 11	0	0	0	0	0	0	22	0	22	0	n/a
Zone 12	3	1	2	2	0	0	5	30	10	33	-69.7
Zone 13	0	0	0	0	0	0	164	8	164	8	**
Zone 14	1	2	0	0	0	26	19	8	20	36	-44.4
Zone 15	0	1	0	0	0	0	0	0	0	1	-100.0
Zone 16	1	1	0	0	0	0	27	0	28	1	**
Zone 17	0	0	0	0	0	0	467	409	467	409	14.2
Zone 18	0	0	0	0	0	0	5	86	5	86	-94.2
Zone 19.1	1	0	0	0	0	0	19	0	20	0	n/a
Zone 19.2	0	0	0	0	0	5	0	0	0	5	-100.0
Zone 20	0	0	0	0	0	0	0	4	0	4	-100.0
Zone 21	4	1	0	0	0	6	36	0	40	7	**
Zone 22	0	0	0	0	14	0	111	0	125	0	n/a
Zone 23	3	5	0	0	6	14	234	6	243	25	**
Zone 24	2	7	2	0	0	8	74	49	78	64	21.9
Zone 25	5	5	2	6	6	0	7	3	20	14	42.9
Zone 26	22	9	12	2	14	15	23	19	71	45	57.8
Zone 27	29	33	10	4	11	15	77	57	127	109	16.5
Zone 28	14	14	10	0	11	0	67	32	102	46	121.7
Zone 29	42	39	4	18	16	17	83	159	145	233	-37.8
Zone 30	6	6	0	2	14	5	19	21	39	34	14.7
Zone 31	22	18	4	4	0	4	97	191	123	217	-43.3
Zone 32	5	16	14	6	3	17	266	203	288	242	19.0
Zone 33	7	18	2	8	0	7	324	31	333	64	**
Zone 34	11	11	2	0	0	36	68	129	81	176	-54.0
Zone 35	48	37	22	34	4	8	63	57	137	136	0.7
Zone 36	12	14	8	4	3	8	105	177	128	203	-36.9
Zone 37	8	4	10	4	22	21	115	47	155	76	103.9
Zone 38	7	17	8	8	20	0	70	56	105	81	29.6
Zone 39	30	36	6	6	11	35	39	596	86	673	-87.2
Montréal CMA	287	299	120	120	161	247	2,827	2,573	3,395	3,239	4.8

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Zone 1	2	3	2	0	0	0	43	4	47	7	**
Zone 2	0	0	0	0	0	0	0	3	0	3	-100.0
Zone 3	2	2	0	0	0	0	308	181	310	183	69.4
Zone 4	16	18	6	0	0	0	3	0	25	18	38.9
Zone 5	0	3	0	0	24	0	61	22	85	25	**
Zone 6	1	0	0	0	39	37	51	297	91	334	-72.8
Zone 7	5	2	4	24	0	12	153	195	162	233	-30.5
Zone 8	3	1	0	4	0	0	4	20	7	25	-72.0
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	5	2	2	0	0	4	66	0	73	6	**
Zone 11	0	0	0	0	4	0	124	27	128	27	**
Zone 12	8	13	14	18	14	3	188	109	224	143	56.6
Zone 13	1	0	0	0	5	4	363	106	369	110	**
Zone 14	7	7	6	0	35	42	96	96	144	145	-0.7
Zone 15	2	6	0	0	5	0	0	0	7	6	16.7
Zone 16	1	2	0	0	6	0	99	32	106	34	**
Zone 17	0	0	0	0	0	3	1,920	1,463	1,920	1,466	31.0
Zone 18	0	0	0	0	0	0	102	103	102	103	-1.0
Zone 19.1	2	1	2	0	0	0	104	18	108	19	**
Zone 19.2	0	0	0	0	5	5	0	194	5	199	-97.5
Zone 20	0	0	0	0	0	0	6	12	6	12	-50.0
Zone 21	11	16	2	0	9	25	138	4	160	45	**
Zone 22	7	9	2	0	31	41	159	24	199	74	168.9
Zone 23	25	26	2	2	18	21	742	116	787	165	**
Zone 24	25	37	4	4	0	27	166	169	195	237	-17.7
Zone 25	23	26	6	24	22	11	42	21	93	82	13.4
Zone 26	105	48	44	32	28	19	145	455	322	554	-41.9
Zone 27	131	133	34	16	66	56	453	237	684	442	54.8
Zone 28	98	75	18	2	53	22	189	338	358	437	-18.1
Zone 29	168	168	24	52	68	67	503	439	763	726	5.1
Zone 30	44	50	0	8	41	25	124	95	209	178	17.4
Zone 31	101	101	14	16	14	15	319	471	448	603	-25.7
Zone 32	39	60	38	36	45	55	874	364	996	515	93.4
Zone 33	40	57	12	12	15	15	341	77	408	161	153.4
Zone 34	71	43	8	2	27	52	160	191	266	288	-7.6
Zone 35	154	167	86	74	17	21	270	207	527	469	12.4
Zone 36	78	59	40	34	58	12	369	315	545	420	29.8
Zone 37	33	33	58	62	68	41	588	74	747	210	**
Zone 38	38	54	16	24	29	9	114	80	197	167	18.0
Zone 39	171	179	40	30	104	131	292	1,052	607	1,392	-56.4
Montréal CMA	1,417	1,401	484	476	850	775	9,679	7,611	12,430	10,263	21.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Zone 1	0	0	0	0	0	0	31	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	51	123
Zone 4	0	0	0	0	0	0	0	0
Zone 5	6	0	0	0	0	0	4	0
Zone 6	0	0	0	0	0	0	46	6
Zone 7	0	0	0	0	2	26	21	40
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	66	0
Zone 11	0	0	0	0	22	0	0	0
Zone 12	0	0	0	0	2	0	3	30
Zone 13	0	0	0	0	42	0	122	8
Zone 14	0	26	0	0	0	8	19	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	8	0	19	0
Zone 17	0	0	0	0	467	265	0	130
Zone 18	0	0	0	0	5	28	0	58
Zone 19.1	0	0	0	0	0	0	19	0
Zone 19.2	0	5	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	0	4
Zone 21	0	6	0	0	0	0	36	0
Zone 22	14	0	0	0	111	0	0	0
Zone 23	6	14	0	0	234	6	0	0
Zone 24	0	8	0	0	59	0	15	49
Zone 25	6	0	0	0	7	0	0	3
Zone 26	14	15	0	0	15	12	8	7
Zone 27	8	15	3	0	20	4	57	53
Zone 28	11	0	0	0	33	16	34	16
Zone 29	16	17	0	0	0	91	83	68
Zone 30	14	5	0	0	0	15	19	6
Zone 31	0	4	0	0	9	3	88	188
Zone 32	3	13	0	4	65	64	201	139
Zone 33	0	0	0	7	39	0	285	31
Zone 34	0	36	0	0	6	11	62	118
Zone 35	4	4	0	4	27	20	36	37
Zone 36	3	8	0	0	78	44	27	133
Zone 37	22	17	0	4	16	0	99	47
Zone 38	20	0	0	0	31	0	39	56
Zone 39	11	35	0	0	31	84	8	512
Montréal CMA	158	228	3	19	1,329	697	1,498	1,862

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	0	0	0	0	3	3	40	1
Zone 2	0	0	0	0	0	0	0	3
Zone 3	0	0	0	0	188	0	120	181
Zone 4	0	0	0	0	0	0	3	0
Zone 5	24	0	0	0	51	6	10	16
Zone 6	39	37	0	0	0	158	51	139
Zone 7	0	12	0	0	65	113	70	75
Zone 8	0	0	0	0	0	20	4	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	4	0	0	0	0	66	0
Zone 11	4	0	0	0	109	15	15	12
Zone 12	14	3	0	0	80	52	15	57
Zone 13	5	4	0	0	54	95	309	11
Zone 14	35	42	0	0	50	96	46	0
Zone 15	5	0	0	0	0	0	0	0
Zone 16	6	0	0	0	80	7	19	25
Zone 17	0	3	0	0	1,166	1,191	668	258
Zone 18	0	0	0	0	17	45	31	58
Zone 19.1	0	0	0	0	85	18	19	0
Zone 19.2	5	5	0	0	0	194	0	0
Zone 20	0	0	0	0	6	0	0	12
Zone 21	9	25	0	0	0	4	138	0
Zone 22	31	41	0	0	159	24	0	0
Zone 23	18	21	0	0	557	83	185	33
Zone 24	0	27	0	0	145	72	21	97
Zone 25	22	11	0	0	42	0	0	21
Zone 26	25	19	3	0	93	79	52	376
Zone 27	63	56	3	0	185	82	268	155
Zone 28	53	22	0	0	92	119	97	219
Zone 29	68	67	0	0	113	224	390	215
Zone 30	41	25	0	0	36	25	88	70
Zone 31	14	15	0	0	72	85	247	386
Zone 32	45	51	0	4	181	86	693	278
Zone 33	15	8	0	7	51	22	290	55
Zone 34	27	46	0	6	59	65	101	126
Zone 35	17	11	0	10	85	89	185	118
Zone 36	58	12	0	0	311	179	58	136
Zone 37	68	37	0	4	151	18	437	56
Zone 38	29	9	0	0	38	12	76	68
Zone 39	104	131	0	0	160	161	132	891
Montréal CMA	844	744	6	31	4,484	3,442	4,944	4,148

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market July 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017	July 2018	July 2017
Zone 1	0	0	0	0	31	0	31	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	51	123	51	123
Zone 4	2	4	0	0	0	0	2	4
Zone 5	6	0	0	0	4	0	10	0
Zone 6	0	0	0	0	46	6	46	6
Zone 7	2	10	0	26	21	40	23	76
Zone 8	2	2	0	0	0	0	2	2
Zone 9	0	0	0	0	0	0	0	0
Zone 10	2	0	0	0	66	0	68	0
Zone 11	0	0	22	0	0	0	22	0
Zone 12	7	3	0	0	3	30	10	33
Zone 13	0	0	42	0	122	8	164	8
Zone 14	1	20	0	16	19	0	20	36
Zone 15	0	1	0	0	0	0	0	1
Zone 16	1	1	8	0	19	0	28	1
Zone 17	0	0	467	265	0	130	467	409
Zone 18	0	0	5	28	0	58	5	86
Zone 19.1	1	0	0	0	19	0	20	0
Zone 19.2	0	0	0	5	0	0	0	5
Zone 20	0	0	0	0	0	4	0	4
Zone 21	4	7	0	0	36	0	40	7
Zone 22	14	0	111	0	0	0	125	0
Zone 23	9	11	234	14	0	0	243	25
Zone 24	4	15	59	0	15	49	78	64
Zone 25	13	11	7	0	0	3	20	14
Zone 26	48	26	15	12	8	7	71	45
Zone 27	47	52	20	4	60	53	127	109
Zone 28	35	14	33	16	34	16	102	46
Zone 29	62	71	0	94	83	68	145	233
Zone 30	20	8	0	20	19	6	39	34
Zone 31	26	26	9	3	88	188	123	217
Zone 32	22	29	65	70	201	143	288	242
Zone 33	9	26	39	0	285	38	333	64
Zone 34	13	30	6	28	62	118	81	176
Zone 35	74	75	27	20	36	41	137	136
Zone 36	25	26	76	44	27	133	128	203
Zone 37	28	21	28	4	99	51	155	76
Zone 38	35	25	29	0	41	56	105	81
Zone 39	47	46	31	115	8	512	86	673
Montréal CMA	559	560	1,333	784	1,503	1,881	3,395	3,239

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - July 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Zone 1	4	3	3	3	40	1	47	7
Zone 2	0	0	0	0	0	3	0	3
Zone 3	2	2	188	0	120	181	310	183
Zone 4	22	18	0	0	3	0	25	18
Zone 5	18	3	57	6	10	16	85	25
Zone 6	10	0	30	195	51	139	91	334
Zone 7	11	28	63	123	70	75	162	233
Zone 8	3	5	0	20	4	0	7	25
Zone 9	0	0	0	0	0	0	0	0
Zone 10	7	6	0	0	66	0	73	6
Zone 11	0	0	113	15	15	12	128	27
Zone 12	24	34	92	52	15	57	224	143
Zone 13	1	4	59	95	309	11	369	110
Zone 14	48	33	50	112	46	0	144	145
Zone 15	7	6	0	0	0	0	7	6
Zone 16	1	2	86	7	19	25	106	34
Zone 17	0	3	1,166	1,191	668	258	1,920	1,466
Zone 18	0	0	17	45	31	58	102	103
Zone 19.1	4	1	85	18	19	0	108	19
Zone 19.2	0	0	5	199	0	0	5	199
Zone 20	0	0	6	0	0	12	6	12
Zone 21	13	26	9	19	138	0	160	45
Zone 22	40	34	159	40	0	0	199	74
Zone 23	47	41	555	91	185	33	787	165
Zone 24	29	68	145	72	21	97	195	237
Zone 25	51	61	42	0	0	21	93	82
Zone 26	174	95	91	79	57	380	322	554
Zone 27	227	205	185	82	272	155	684	442
Zone 28	172	105	88	113	98	219	358	437
Zone 29	259	286	114	225	390	215	763	726
Zone 30	81	66	40	42	88	70	209	178
Zone 31	131	131	70	85	247	387	448	603
Zone 32	119	133	184	98	693	284	996	515
Zone 33	58	69	60	30	290	62	408	161
Zone 34	81	70	84	86	101	132	266	288
Zone 35	248	248	94	93	185	128	527	469
Zone 36	178	105	309	179	58	136	545	420
Zone 37	123	122	187	28	437	60	747	210
Zone 38	85	82	34	17	78	68	197	167
Zone 39	315	282	158	219	134	891	607	1,392
Montréal CMA	2,593	2,377	4,628	3,679	4,958	4,186	12,430	10,263

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
July 2018	1	16.7	1	16.7	0	0.0	0	0.0	4	66.7	6	-	-
July 2017	0	0.0	1	10.0	0	0.0	0	0.0	9	90.0	10	-	832,961
Year-to-date 2018	2	3.9	5	9.8	7	13.7	11	21.6	26	51.0	51	-	-
Year-to-date 2017	4	6.1	3	4.5	20	30.3	8	12.1	31	47.0	66	-	663,558
Laval													
July 2018	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
July 2017	0	0.0	0	0.0	0	0.0	2	28.6	5	71.4	7	-	733,233
Year-to-date 2018	0	0.0	8	26.7	8	26.7	4	13.3	10	33.3	30	-	-
Year-to-date 2017	1	2.3	2	4.7	11	25.6	13	30.2	16	37.2	43	-	733,233
North Shore													
July 2018	13	11.6	48	42.9	38	33.9	8	7.1	5	4.5	112	447,500	384,120
July 2017	27	31.0	33	37.9	19	21.8	5	5.7	3	3.4	87	-	391,611
Year-to-date 2018	88	18.6	186	39.2	126	26.6	49	10.3	25	5.3	474	422,500	362,761
Year-to-date 2017	130	31.1	151	36.1	87	20.8	37	8.9	13	3.1	418	310,000	366,513
South Shore													
July 2018	6	9.2	17	26.2	23	35.4	6	9.2	13	20.0	65	-	623,288
July 2017	15	17.4	23	26.7	24	27.9	15	17.4	9	10.5	86	-	440,612
Year-to-date 2018	22	8.3	61	22.9	82	30.8	40	15.0	61	22.9	266	-	580,774
Year-to-date 2017	36	12.7	69	24.3	80	28.2	52	18.3	47	16.5	284	-	492,322
Vaudreuil-Soulanges													
July 2018	3	12.5	6	25.0	8	33.3	6	25.0	1	4.2	24	-	362,045
July 2017	5	19.2	14	53.8	4	15.4	3	11.5	0	0.0	26	-	364,423
Year-to-date 2018	19	16.2	36	30.8	27	23.1	20	17.1	15	12.8	117	-	382,742
Year-to-date 2017	27	20.1	65	48.5	27	20.1	11	8.2	4	3.0	134	-	347,181
Montréal CMA													
July 2018	23	11.0	72	34.4	70	33.5	20	9.6	24	11.5	209	415,000	438,544
July 2017	47	21.8	71	32.9	47	21.8	25	11.6	26	12.0	216	382,500	427,537
Year-to-date 2018	131	14.0	296	31.6	250	26.7	124	13.2	137	14.6	938	415,000	458,891
Year-to-date 2017	198	21.0	290	30.7	225	23.8	121	12.8	111	11.7	945	395,000	436,823

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2018						
Submarket	**July 2018**	**July 2017**	**% Change**	**YTD 2018**	**YTD 2017**	**% Change**
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	832,961	n/a	-	663,558	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	-	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	733,233	n/a	-	733,233	n/a
Zone 24	-	-	n/a	-	-	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	395,662	-	n/a
Zone 27	402,851	376,594	7.0	397,433	389,079	2.1
Zone 28	-	436,662	n/a	-	482,921	n/a
Zone 29	369,719	-	n/a	300,897	314,981	-4.5
Zone 30	-	-	n/a	-	271,044	n/a
Zone 31	325,305	-	n/a	325,305	303,548	7.2
Zone 32	-	520,302	n/a	-	520,302	n/a
Zone 33	-	335,306	n/a	-	335,306	n/a
Zone 34	444,426	494,818	-10.2	465,704	494,818	-5.9
Zone 35	-	-	n/a	287,725	458,036	-37.2
Zone 36	891,580	610,445	46.1	847,973	711,306	19.2
Zone 37	-	-	n/a	-	-	n/a
Zone 38	-	375,819	n/a	-	375,819	n/a
Zone 39	362,045	364,423	-0.7	382,742	347,181	10.2
Montréal CMA	438,544	427,537	2.6	458,891	436,823	5.1

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
July 2018	1,752	2,375	10,511	416,245	6.0	390,142	5.7
July 2017	1,795	2,415	12,008	405,249	6.7	373,993	6.7
% Change	-2.4	-1.7	-12.5	2.7	n/a	4.3	n/a
YTD 2018	17,019	23,337	12,075	388,304	5.0	n/a	n/a
YTD 2017	17,064	24,274	14,221	373,312	5.8	n/a	n/a
% Change	-0.3	-3.9	-15.1	4.0	n/a	n/a	n/a
CONDOMINIUMS*							
July 2018	1,139	1,540	8,404	306,874	7.4	300,947	7.8
July 2017	1,072	1,753	11,095	298,311	10.3	290,047	10.8
% Change	6.3	-12.2	-24.3	2.9	n/a	3.8	n/a
YTD 2018	10,525	15,413	9,918	298,589	6.6	n/a	n/a
YTD 2017	9,248	17,203	12,386	289,181	9.4	n/a	n/a
% Change	13.8	-10.4	-19.9	3.3	n/a	n/a	n/a
PLEX*							
July 2018	303	476	2,223	561,716	7.3	527,046	6.4
July 2017	298	451	2,269	506,715	7.6	489,492	7.4
% Change	1.7	5.5	-2.0	10.9	n/a	7.7	n/a
YTD 2018	2,649	4,286	2,345	531,886	6.2	n/a	n/a
YTD 2017	2,579	4,130	2,554	495,676	6.9	n/a	n/a
% Change	2.7	3.8	-8.2	7.3	n/a	n/a	n/a
TOTAL							
July 2018	3,201	4,406	21,230	392,660	6.6	376,922	6.5
July 2017	3,167	4,625	25,474	372,669	8.0	357,841	8.1
% Change	1.1	-4.7	-16.7	5.4	n/a	5.3	n/a
YTD 2018	30,226	43,120	24,434	377,971	5.7	n/a	n/a
YTD 2017	28,916	45,703	29,254	358,850	7.1	n/a	n/a
% Change	4.5	-5.7	-16.5	5.3	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
July 2018

		Interest Rates			NHPI, Total, Montréal CMA 2016.12 =100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	126.2	2,123	6.7	66.8	889
	February	561	3.14	4.64	100.4	126.7	2,126	6.8	67.0	895
	March	561	3.14	4.64	100.4	127.0	2,126	6.7	66.9	893
	April	561	3.14	4.64	100.5	127.4	2,125	6.8	66.8	892
	May	561	3.14	4.64	100.6	127.6	2,134	6.6	66.9	890
	June	561	3.14	4.64	100.6	127.2	2,147	6.5	67.2	891
	July	573	3.14	4.84	100.9	127.3	2,156	6.3	67.3	896
	August	573	3.14	4.84	100.9	127.4	2,158	6.4	67.3	901
	September	575	3.09	4.89	101.1	127.6	2,153	6.4	67.2	905
	October	581	3.24	4.99	101.3	127.7	2,154	6.6	67.3	904
	November	581	3.24	4.99	101.3	128.1	2,161	6.4	67.3	900
	December	581	3.24	4.99	101.3	127.9	2,173	6.0	67.4	898
2018	January	590	3.34	5.14	101.8	128.2	2,184	5.8	67.5	904
	February	590	3.34	5.14	102.4	128.9	2,190	6.0	67.7	908
	March	590	3.34	5.14	102.4	129.1	2,193	6.1	67.9	908
	April	590	3.34	5.14	102.4	129.4	2,187	6.1	67.6	906
	May	601	3.49	5.34	102.5	129.6	2,187	6.0	67.5	905
	June	601	3.49	5.34	103.5	129.5	2,188	6.0	67.4	910
	July	601	3.49	5.34		130.1	2,189	6.1	67.4	912
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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- Rental Market Reports, Major Centres
- Seniors' Housing Reports
- Mortgage and Consumer Credit Trends Report

DATA TABLES AVAILABLE ONLINE

- Funding and Securitization Data
- Household Characteristics
- Housing Market Data
- Housing Market Indicators
- Mortgage and Debt Data
- Rental Market Data

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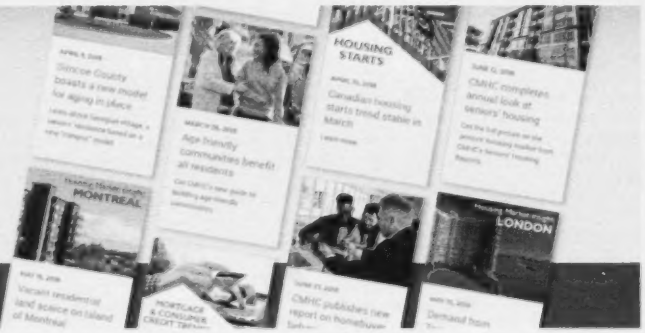

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